

# January 2004

Click on the desired View Agenda or View Speakers List  
for detailed information.  
(\*The Speakers List is available at 3:30pm on the day of the meeting.)

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
				1  No Planning Commission Meeting  County Holiday	2	3
4	5  Board of Supervisors Meeting	6	7  No Planning Commission Meeting	8  Planning Commission Meeting  MEETING CANCELLED  <a href="#">View Agenda</a>	9	10
11	12	13	14  Planning Commission Meeting  <a href="#">View Agenda</a>  <a href="#">View Speakers List*</a>	15  Planning Commission Meeting  <a href="#">View Agenda</a>  <a href="#">View Speakers List*</a>	16	17
18	19  County Holiday	20	21  Planning Commission Meeting  MEETING CANCELLED  <a href="#">View Agenda</a>	22  Planning Commission Meeting  <a href="#">View Agenda</a>  <a href="#">View Speakers List*</a>	23	24
25	26  Board of Supervisors Meeting	27	28  Planning Commission Meeting  <a href="#">View Agenda</a>  <a href="#">View Speakers List*</a>	29  Planning Commission Meeting  MEETING CANCELLED  <a href="#">View Agenda</a>	30	31
Planning Commission Meetings are held in the Board Auditorium of the Government Center Building at 12000 Government Center Parkway.						
All Planning Commission Meetings for the month of January will begin at 8:15 pm.						

**FAIRFAX COUNTY PLANNING COMMISSION  
MEETING AGENDA  
Thursday, January 8, 2004**

*Posted: 10/8/03  
Finalized: 12/11/03*

<u><b>KEY</b></u> P/H – Public Hearing D/O – Decision Only
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Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, contact the Department of Planning and Zoning staff at 703-324-1290.

**DUE TO NUMEROUS CASE DEFERRALS,  
THE PLANNING COMMISSION MEETING  
SCHEDULED FOR JANUARY 8, 2004,  
WAS CANCELLED.**

**All items previously scheduled for public hearing  
by the Planning Commission on January 8, 2004,  
have been rescheduled as indicated below.**

**ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ 2003-MV-036	Roubin Associates, LLC and Mary Anne Person Sanko Revocable Trust	C. Lewis	P/H to 2/11/04
RZ/FDP 2003-PR-037	James S. Audia and Manuel G. Serra	M.A. Godfrey	P/H to 3/4/04
PCA 84-L-020-20 & FDPA 84-L-020-2-11	Apple Federal Credit Union & Kohl's Department Stores, Inc.	L. Shulenberger	P/H to 3/4/04
PCA 79-L-147 & SEA 84-V-009-2	Khan International, LLC	P. Braham	P/H to 3/18/04
RZ 2003-LE-011 & PCA 96-L-005-3 & SEA 96-L-034-3 (Moved from 7/17/03)	Foundation for Applied Technical Education	P. Braham	P/H to 4/22/04
FDPA 1996-LE-034 & FDPA 82-L-030-8-1	Springfield East, L.C.	P. Braham	P/H to 1/15/04

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, January 14, 2004**

*Posted: 10/8/03*  
*Finalized: 1/15/04*

<b><u>KEY</u></b> P/H – Public Hearing D/O – Decision Only
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Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ 2003-PR-038 (CRD) (P/H on 12/10/03)	George Siemering, DVM & Vickie Y. Watson	K. Shields	Recommend Approval
RZ 2002-PR-038 PCA 81-D-045-4 & SEA 82-D-038-4 (P/H on 12/10/03)	Clover Tysons Limited Partnership Greensboro Center Ltd. Part.	C. Belgin	D/O to 1/28/04

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
SEA 99-S-012 (Moved from 12/10/03)	The Country Club of Fairfax, Inc.	F. Burnszynski	Recommend Approval

**ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ 2001-MA-031	Tam Thanh Nguyen	W. Mayland	P/H to 1/15/04
PCA/FDPA 1998-SU-009	Exxon Mobile Corporation	K. Shields	P/H to 2/18/04
RZ 2003-SU-040 & PCA 78-S-063-4 & SE 2003-SU-025	LWL, LLC	T. Swagler	P/H to 2/11/04
SE 2002-MA-019 (Moved from 12/3/03)	Campbell & Ferrara Nurseries	T. Swagler	P/H to 2/18/04
SE 2003-DR-022 (Moved from 12/10/03)	Chesterbrook Residences, Inc.	C. Belgin	P/H to 2/5/04

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, January 14, 2004**

*Posted: 1/5/04*  
*Finalized: 1/15/04*

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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- 7:00 p.m.** The Planning Commission's Policy and Procedures Committee met in the Board Conference Room to continue discussions on the proposed Zoning Ordinance Amendment on cluster regulations.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR DECISION ONLY**

**Providence District**

**RZ 2003-PR-038 - GEORGE SIEMERING, DVM & VICKIE Y. WATSON** - Appl. to rezone from C-3 to C-6 to permit commercial development with an overall Floor Area Ratio (FAR) of 0.26. Located in the N.E. quadrant of the intersection of Arlington Blvd. and Executive Blvd. on approx. 2.64 ac. of land. Comp. Plan Rec: Office. Tax Map 49-3 ((1)) 102.

**ITEM SCHEDULED FOR PUBLIC HEARING**

**Springfield District**

**SEA 99-S-012 - THE COUNTRY CLUB OF FAIRFAX, INC.** - Appl. under Sects. 2-904 and 3-C04 of the Zoning Ordinance to amend SE 99-S-012 previously approved for uses in a floodplain to permit golf course, country club and site modifications. Located at 5110 Ox Rd. and 11001 Braddock Rd. on approx. 150.85 ac. of land zoned R-C and WS. Tax Map 68-1 ((1)) 17, 18 and 20.

**FAIRFAX COUNTY PLANNING COMMISSION  
AGENDA/SPEAKERS LIST  
Wednesday, January 14, 2004**

*Posted: 1/14/04  
Finalized: 1/15/04*

<u>KEY</u> P/H – Public Hearing D/O – Decision Only
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**ADMINISTRATIVE:** SWEARING-IN OF NEW COMMISSIONERS

**DECISIONS ONLY:** RZ 2003-PR-038 - GEORGE SIEMERING & VICKIE WATSON (P/H on 12/10/03)

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**PUBLIC HEARINGS:**

SEA 99-S-012 - THE COUNTRY CLUB OF FAIRFAX, INC.

NO SPEAKERS

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, January 15, 2004**

*Posted: 10/8/03*  
*Finalized: 1/16/04*

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

**ADMINISTRATIVE ITEMS**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
#6279-SP-02	Cadillac/Hummer		Approved

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ/FDP 2002-PR-031	Ernesto V. and Nila M. Castro	M. Stanfield	D/O to 2/11/04
RZ/FDP 2003-PR-009 (Moved from 11/19/03)	Uniwest Group, LLC	W. Mayland	P/H to 2/11/04
PCA 86-P-089-6 & FDPA 86-P-089-3 & PCA 82-P-069-13 & FDPA 82-P-069-14-3 & PCA 86-W-001-10 & FDPA 86-W-001-5-2-2 (Moved from 12/3/03)	The Peterson Companies, L.C.	W. Mayland	D/O to 1/22/04
FDPA 1996-LE-034 & FDPA 82-L-030-8-1 (Moved from 1/8/04)	Springfield East, L.C.	P. Braham	Approved

**ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ 2001-MA-031 (Moved from 1/14/04)	Tam Thanh Nguyen	W. Mayland	P/H to 2/18/04

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, January 15, 2004**

*Posted: 1/5/04*  
*Finalized: 1/16/04*

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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**8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR DECISION ONLY**

None scheduled.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**Lee District**

**FDPA 1996-LE-034 - SPRINGFIELD EAST, L.C.** - Appls. to amend the final development plan for RZ 1996-LE-034 previously approved for a regional library to permit athletic fields as an interim use. Located in the N.E. quadrant of Beulah St. and Silver Lake Blvd. on approx. 2.19 ac. of land zoned PDH-8. Tax Map 91-3 ((9)) 8B pt. (Concurrent with FDPA 82-L-030-8-1.)

**FDPA 82-L-030-8-1 - SPRINGFIELD EAST, L.C.** - Appls. to amend the final development plan for PCA 82-L-030-11 previously approved for a regional library to permit athletic fields as an interim use. Located in the N.E. quadrant of Beulah St. and Silver Lake Blvd. on approx. 4.46 ac. of land zoned PDH-8. Tax Map 91-3 ((9)) 8B pt. (Concurrent with FDPA 1996-LE-034.)

**Providence District**

**RZ/FDP 2002-PR-031- ERNESTO V. AND NILA M. CASTRO** - Appl to rezone from R-1 to PDH-2 to permit residential development at a density of 1.58 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the S. side of Arlington Blvd. approx. 500 ft. E. of its intersection with Barkley Dr. on approx 2.53 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 48-4 ((1)) 40.

**Springfield District**

**PCA 86-P-089-6/FDPA 86-P-089-3 - THE PETERSON COMPANIES L.C.** - Appls. to amend the proffers and final development plan for RZ 86-P-089 previously approved for mixed use development (office and retail) to permit mixed use development (residential and retail) with an overall Floor Area Ratio (FAR) of 0.48 including bonus density for the provision of Affordable Dwelling Units (ADUs). Located in the S.W. quadrant of the intersection of Fair Lakes Pkwy. and West Ox Rd., N. of Interstate 66 on approx. 3.29 ac. of land zoned PDC and WS. Comp. Plan Rec: Fairfax Center Area: residential mixed use at overlay level. Tax Map 55-2 ((1)) 15 pt. (Concurrent with PCA 82-P-069-13, FDPA 82-P-069-14-3, PCA 86-W-001-10 and FDPA 86-W-001-5-2-2.)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, January 15, 2003**

**Page 2**

**Springfield District (cont.)**

**PCA 86-W-001-10/FDPA 86-W-001-5-2-2 - THE PETERSON COMPANIES L.C.** - Appls. to amend the proffers and final development plan for RZ 86-W-001 previously approved for mixed use (retail and office) to permit mixed use development (retail and residential) with an overall Floor Area Ratio (FAR) of 0.48, including bonus density for the provision of Affordable Dwelling Units (ADUs). Located in the S.W. quadrant of the intersection of Fair Lakes Pkwy. and West Ox Rd., N. of Interstate 66 on approx. 30.79 ac. of land zoned PDC and WS. Comp. Plan Rec: Fairfax Center Area: residential and mixed use at overlay level. Tax Map 55-2 ((1)) 15 pt. (Concurrent with PCA 82-P-069-13, FDPA 82-P-069-14-3, PCA 86-P-089-6 and FDPA 86-P-089-3.)

**PCA 82-P-069-13/FDPA 82-P-069-14-3 - THE PETERSON COMPANIES L.C.** - Appls. to amend the proffers and final development plan for RZ 82-P-069 previously approved for mixed use development to permit mixed use development with no attributable Floor Area Ratio, (FAR) on the subject portion. Located N. of Interstate 66, approx. 2,000 ft. W. of West Ox Rd., E. of Fair Lakes Ci. and S. of Fair Lakes Pkwy. on approx. 1.45 ac. of land zoned PDC and WS. Comp. Plan Rec: Fairfax Center Area: office mixed use at overlay level. Tax Map 55-2 ((1)) 14B1 pt. (Concurrent with PCA 86-P-089-6, FDPA 86-P-089-3, PCA 86-W-001-10 and FDPA 86-W-001-5-2-2.)



**FAIRFAX COUNTY PLANNING COMMISSION**  
**AGENDA/SPEAKERS LIST**  
**Thursday, January 15, 2004**

*Posted: 1/15/04*  
*Finalized: 1/15/04*

<u>KEY</u> P/H – Public Hearing D/O – Decision Only
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**ADMINISTRATIVE:** #6279-SP-02 – MOORE CADILLAC/HUMMER (Hunter Mill District)

**DEFERRAL:** RZ 2003-PR-009 - UNIWEST GROUP, L.L.C. - P/H to 2/11/04

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**PUBLIC HEARINGS:**

PCA 86-P-089-6/FDPA 86-P-089-3 - THE PETERSON COMPANIES L.C. (Springfield District)  
PCA 86-W-001-10/FDPA 86-W-001-5-2-2 - THE PETERSON COMPANIES L.C.  
PCA 82-P-069-13/FDPA 82-P-069-14-3 - THE PETERSON COMPANIES L.C.

NO SPEAKERS

FDPA 1996-LE-034 - SPRINGFIELD EAST, L.C.  
FDPA 82-L-030-8-1 - SPRINGFIELD EAST, L.C.

NO SPEAKERS

RZ/FDP 2002-PR-031- ERNESTO V. AND NILA M. CASTRO

- |  |  |
|--|--|
| 1. Mrs. Ruth Knee<br>8809 Arlington Blvd.<br>Fairfax, VA 22031 | 5. John Claman<br>Copeland Pond Community Assn.<br>8754 Copeland Pond Court<br>Fairfax, VA 22031 |
| 2. Linda Hansen<br>8815 Arlington Blvd.<br>Fairfax, VA 22031   | 6. Fran Wallingford<br>3230 Wynford Drive<br>Fairfax, VA 22031                                   |
| 3. Jamie Valentine<br>3122 Barbara Lane<br>Fairfax, VA 22031   | 7. Edgar Britt<br>3128 Barbara Lane<br>Fairfax, VA 22031   |
| 4. John Nicholas<br>3123 Barbara Lane<br>Fairfax, VA 22031     | 8. Charles Johnson<br>Address Unkown   |

**FAIRFAX COUNTY PLANNING COMMISSION  
MEETING AGENDA  
Wednesday, January 21, 2004**

*Posted: 10/8/03  
Revised: 1/7/04*

<b><u>KEY</u></b> P/H – Public Hearing D/O – Decision Only
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**THE PLANNING COMMISSION MEETING  
SCHEDULED FOR WEDNESDAY, JANUARY 21, 2004,  
HAS BEEN CANCELLED DUE TO THE DEFERRAL  
OF THE ONLY CASE ON THE AGENDA.**

**ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ 2003-SU-035 & SE 2003-SU-023	Sully North Investments, LC	W. Mayland	P/H Deferred Indefinitely

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, January 22, 2004**

*Posted: 10/8/03*  
*Finalized: 1/23/04*

<u>KEY</u> P/H – Public Hearing D/O – Decision Only
---

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

**ADMINISTRATIVE ITEMS**

**Election of Commission Officers**

Chairman – Chairman Murphy  
Vice Chairman – Commissioner Byers  
Secretary – Commissioner Harsel  
Parliamentarian – Commissioner Alcorn

**ITEMS SCHEDULED FOR DECISION ONLY**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
PCA 86-P-089-6 & FDPA 86-P-089-3 & PCA 82-P-069-13 & FDPA 82-P-069-14-3 & PCA 86-W-001-10 & FDPA 86-W-001-5-2-2 (P/H on 1/15/04)	The Peterson Companies, L.C.	W. Mayland	Recommend Approval Recommend Approval Recommend Approval Recommend Approval Recommend Approval Approved

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ 2003-LE-039 & SE 2003-LE-024	Telegraph Village Limited Partnership	L. Shulenberger	Recommend Approval
Zoning Ordinance Amendment (Buildable Lots) (Wilson)		D. Pesto	P/H to 2/18/04
RZ/FDP 2003-PR-008 & PCA 75-7-004-2 (Deferred from 12/3/03)	Lincoln Property Company Southwest, Inc.	C. Belgin	D/O to 2/19/04

**ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ/FDP 2002-HM-043 & SE 2002-HM-046 & PCA 79-C-037-5 (Moved from 11/19/03)	L. Farnum Johnson Jr. and Jeffrey J. Fairfied Managing Co – Trustees of the Ruth C. Launders Marital Trust, David I. Meiselman and Winfred C. Meiselman, Trustees, and Meiselman Family LLC	W. Mayland	P/H to 2/18/04

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, January 22, 2004**

*Posted: 1/5/04*  
*Finalized: 1/23/04*

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
---

**8:15 p.m.**      The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR DECISION ONLY**

**Springfield District**

**PCA 86-P-089-6/FDPA 86-P-089-3 - THE PETERSON COMPANIES L.C.** - Appls. to amend the proffers and final development plan for RZ 86-P-089 previously approved for mixed use development (office and retail) to permit mixed use development (residential and retail) with an overall Floor Area Ratio (FAR) of 0.48 including bonus density for the provision of Affordable Dwelling Units (ADUs). Located in the S.W. quadrant of the intersection of Fair Lakes Pkwy. and West Ox Rd., N. of Interstate 66 on approx. 3.29 ac. of land zoned PDC and WS. Comp. Plan Rec: Fairfax Center Area: residential mixed use at overlay level. Tax Map 55-2 ((1)) 15 pt. (Concurrent with PCA 82-P-069-13, FDPA 82-P-069-14-3, PCA 86-W-001-10 and FDPA 86-W-001-5-2-2.)

**PCA 86-W-001-10/FDPA 86-W-001-5-2-2 - THE PETERSON COMPANIES L.C.** - Appls. to amend the proffers and final development plan for RZ 86-W-001 previously approved for mixed use (retail and office) to permit mixed use development (retail and residential) with an overall Floor Area Ratio (FAR) of 0.48, including bonus density for the provision of Affordable Dwelling Units (ADUs). Located in the S.W. quadrant of the intersection of Fair Lakes Pkwy. and West Ox Rd., N. of Interstate 66 on approx. 30.79 ac. of land zoned PDC and WS. Comp. Plan Rec: Fairfax Center Area: residential and mixed use at overlay level. Tax Map 55-2 ((1)) 15 pt. (Concurrent with PCA 82-P-069-13, FDPA 82-P-069-14-3, PCA 86-P-089-6 and FDPA 86-P-089-3.)

**PCA 82-P-069-13/FDPA 82-P-069-14-3 - THE PETERSON COMPANIES L.C.** - Appls. to amend the proffers and final development plan for RZ 82-P-069 previously approved for mixed use development to permit mixed use development with no attributable Floor Area Ratio, (FAR) on the subject portion. Located N. of Interstate 66, approx. 2,000 ft. W. of West Ox Rd., E. of Fair Lakes Ci. and S. of Fair Lakes Pkwy. on approx. 1.45 ac. of land zoned PDC and WS. Comp. Plan Rec: Fairfax Center Area: office mixed use at overlay level. Tax Map 55-2 ((1)) 14B1 pt. (Concurrent with PCA 86-P-089-6, FDPA 86-P-089-3, PCA 86-W-001-10 and FDPA 86-W-001-5-2-2.)

# **FAIRFAX COUNTY PLANNING COMMISSION DETAILED MEETING AGENDA**

**Thursday, January 22, 2004**

**Page 2**

## **ITEMS SCHEDULED FOR PUBLIC HEARING**

### **Lee District**

**RZ 2003-LE-039 - TELEGRAPH VILLAGE LIMITED PARTNERSHIP** - Appl. to rezone from C-5 to C-8 to permit additional office uses in existing commercial building with an overall Floor Area Ratio (FAR) of 0.34. Located S. of Telegraph Rd., N. of S. Kings Hwy. approx. 280 ft. N.E. of their intersection on approx. 2.52 ac. of land. Comp. Plan Rec: Retail and Other. Tax Map 92-1 ((1)) 15. (Concurrent with SE 2003-LE-024.)

**SE 2003-LE-024 - TELEGRAPH VILLAGE LIMITED PARTNERSHIP** - Appl. under Sects. 4-804 and 9-515 of the Zoning Ordinance to permit increase in percentage of office use. Located S. of Telegraph Rd., N. of S. Kings Hwy. approx. 280 ft. N.E. of their intersection on approx. 2.52 ac. of land zoned C-8. Tax Map 92-1 ((1)) 15. (Concurrent with RZ 2003-LE-039.)

### **Providence District**

**RZ 2003-PR-008/FDP 2003-PR-008 - LINCOLN PROPERTY COMPANY SOUTHWEST, INC.** - Appls. to rezone from I-3 and HC to PDH-30 and HC to permit residential development at a density of 33.6 dwelling units per acre (du/ac) including bonus density for the provision of Affordable Dwelling Units (ADUs) and approval of the conceptual and final development plans. Located on the E. side of Gallows Rd. and on the N. and S. sides of Science Applications Ct. on approx. 19.04 ac. of land. Comp. Plan Rec: Office with option for 8-12 du/ac or 20-30 du/ac. Tax Map 39-2 ((1)) 13 pt. (Concurrent with PCA 75-7-004-2.)

**PCA 75-7-004-2 - LINCOLN PROPERTY COMPANY SOUTHWEST, INC.** - Appl. to amend the proffers for RZ 75-7-004 previously approved for office uses to permit the deletion of land area. Located on the E. side of Gallows Rd. and on the N. and S. sides of Science Applications Ct. on approx. 33.74 ac. of land zoned I-3 and HC. Comp. Plan Rec: Office with option for 8-12 du/ac or 20-30 du/ac. Tax Map 39-2 ((1)) 13. (Concurrent with RZ/FDP 2003-PR-008.)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**AGENDA/SPEAKERS LIST**  
**Thursday, January 22, 2004**

Posted: 1/22/04  
Finalized: 1/23/04

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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**ADMINISTRATIVE:** Election of Commission Officers

**DECISIONS ONLY:** PCA 86-P-089-6/FDPA 86-P-089-3 - THE PETERSON COMPANIES L.C.  
PCA 86-W-001-10/FDPA 86-W-001-5-2-2       "   "   "   "   "  
PCA 82-P-069-13/FDPA 82-P-069-14-3       "   "   "   "   "  
(Springfield District) (Public Hearing on 1/15/04)

**DEFERRALS:** ZONING ORDINANCE AMENDMENT (BUILDABLE LOTS) - P/H to 2/18/04

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**PUBLIC HEARINGS:**

RZ 2003-LE-039 - TELEGRAPH VILLAGE LIMITED PARTNERSHIP  
SE 2003-LE-024 - TELEGRAPH VILLAGE LIMITED PARTNERSHIP

No Speakers

RZ 2003-PR-008/FDP 2003-PR-008 - LINCOLN PROPERTY COMPANY SOUTHWEST, INC.  
PCA 75-7-004-2 - LINCOLN PROPERTY COMPANY SOUTHWEST, INC.

- |  |   |
|--|---|
| 1. Laura Larson<br>2106 Tysons Executive Court<br>Vienna, VA 22027   | 6. Seth Kaplan<br>Courthouse Station HOA<br>8011 Trevor Place<br>Vienna, VA 22182       |
| 2. Bob Johnston<br>Tysons Executive Village HOA<br>2117 Tysons Executive Court<br>Dunn Loring, VA 22027-1047 | 7. Janet A. Bradley<br>Madrillon Manors HOA<br>8250 Trailwood Court<br>Vienna, VA 22182 |
| 3. Franklin Blackstone III<br>Tysons Glen HOA<br>7956 Robarge Court<br>Dunn Loring, VA 22027                 | 8. Merle Silverman<br>Harrison Grove HOA<br>2201 Arden Street<br>Dunn Loring, VA 22027  |
| 4. Phyllis Kropp<br>Heritage Point HOA<br>8022 Kidwell Court<br>Vienna, VA 22182                             | 9. Roger Diedrich<br>Sierra Club<br>3322 Prince William Dr.<br>Fairfax, VA 22031        |
| 5. Linda Freimark<br>Courts of Tysons HOA<br>7865 Tyson Oaks Circle<br>Vienna, VA 22182                      | 10. Paul Snetman<br>Tysons Terrace HOA<br>8131 Boss Street<br>Vienna, VA 22182          |

**FAIRFAX COUNTY PLANNING COMMISSION**  
**AGENDA/SPEAKERS LIST**  
**Thursday, January 22, 2004**

**Page 2**

11. Keith Kelley  
7899 Tyson Oaks Circle  
Vienna, VA 22182
12. Brian Doody  
2106 Tysons Executive Court  
Vienna, VA 22027
13. Madhav Acharya  
7939 Tyson Oaks Circle  
Vienna, VA 22182
14. Ann Carroll  
7874 Tyson Oaks Circle  
Vienna, VA 22182
15. Dorothy Johnson  
7915 Tyson Oaks Circle  
Vienna, VA 22182
16. Lalit Jain  
7996 Tyson Oaks Circle  
Vienna, VA 22182
17. Kemal Hawa  
2112 Tysons Executive Court  
Dunn Loring, VA 22027
18. Abbe Willner  
2114 Patty Lane  
Vienna, VA 22182
19. Neal Nastro  
7907 Tyson Oaks Circle  
Vienna, VA 22182

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, January 28, 2004**

*Posted: 10/8/03*  
*Finalized: 1/29/04*

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

**FEATURES SHOWN**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
FS-H03-24	Fairfax County Dept. of Information Technology (1800 Sunrise Valley Drive)		Approved
FS-H03-42	Omnipoint/T-Mobile (2455 Fox Mill Road)		Approved

**ITEMS SCHEDULED FOR DECISION ONLY**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ 2002-PR-038 PCA 81-D-045-4 & SEA 82-D-038-4 (Deferred from 1/14/04)	Clover Tysons Limited Partnership Greensboro Center Ltd. Part.	C. Belgin	Recommend Approval

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ 2003-SP-044	Gurhan Demirkan	F. Burnszynski	D/O to 2/11/04
RZ 2003-BR-029 (Moved from 12/10/03)	Atlantic Coast Homes, Inc.	F. Burnszynski	P/H to 2/11/04

**ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
SE 2003-SU-027	International Town & Country Club, Inc.	A. Shriber	P/H to 3/24/04
RZ/FDP 2003-MA-030 (Moved from 12/3/03)	Jefferson at Edsall Road, L.P.	T. Swagler	P/H to 2/26/04



**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, January 28, 2004**

*Posted: 1/14/04*  
*Finalized: 1/29/04*

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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**8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR DECISION ONLY**

**Providence District**

**RZ 2002-PR-038 - CLOVER TYSONS LIMITED PARTNERSHIP** - Appl. to rezone from C-4, HC and SC to C-4, HC and SC to permit office development with an overall Floor Area Ratio (FAR) of 1.42. Located in the N.W. quadrant of the intersection of Greensboro Dr. and Westpark Dr. on approx. 4.63 ac. of land. Comp. Plan Rec: Office. Tax Map 29-3 ((1)) 63B and 66B pt. (Concurrent with PCA 81-D-045-4 and SEA 82-D-038-4.)

**PCA 81-D-045-4 - GREENSBORO CENTER LIMITED PARTNERSHIP** - Appl. to amend the proffers for RZ 81-D-045 previously approved for commercial development to permit site modification with an overall Floor Area Ratio (FAR) of 1.33. Located approx. 350 ft. W. of Greensboro Dr. and 600 ft. S. of Spring Hill Rd. on approx. 14,111 sq. ft. of land zoned C-4 and HC. Comp. Plan Rec: Office. Tax Map 29-3 ((1)) 63C pt. (Concurrent with SEA 82-D-038-4 and RZ 2002-PR-038.)

**SEA 82-D-038-4 - GREENSBORO CENTER LIMITED PARTNERSHIP** - Appl. under Sect. 4-404 of the Zoning Ordinance to amend SE 82-D-038 previously approved for an increase in building height and child care center to permit construction of a connecting trail. Located at 8401 and 8405 Greensboro Dr. on approx. 14,111 sq. ft. of land zoned C-4 and HC. Tax Map 29-3 ((1)) 63C pt. (Concurrent with PCA 81-D-045-4 and RZ 2002-PR-038.)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**Springfield District**

**RZ 2003-SP-044 - GURHAN DEMIRKAN** - Appl. to rezone from R-1 to R-3 to permit residential development at a density of 1.95 dwelling units per acre (du/ac). Located on the N. side of Silverbrook Rd. 500 ft. W. of Bayberry Ridge Rd. on approx. 1.03 ac. of land. Comp. Plan Rec: .5-1 du/ac. with option for 2-3 du/ac. Tax Map 97-4 ((2)) 7.

**FAIRFAX COUNTY PLANNING COMMISSION  
AGENDA/SPEAKERS LIST  
Wednesday, January 28, 2004**

*Posted: 1/28/04  
Finalized: 1/29/04*

<u>KEY</u> P/H – Public Hearing D/O – Decision Only
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**DECISIONS ONLY:** RZ 2002-PR-038 - CLOVER TYSONS (P/H on 12/10/03)  
PCA 81-D-045-4 - GREENSBORO CENTER " " "  
SEA 82-D-038-4 - GREENSBORO CENTER " " "

**DEFERRAL:** RZ 2003-BR-029 – ATLANTIC COAST HOMES, INC. (P/H to 2/11/04)

**FEATURES SHOWN:** FS-H03-24 – Fairfax County Department of Information Technology,  
11800 Sunrise Valley Drive (Deadline 3/8/04)  
FS-H03-42 – Omnipoint/T-Mobile, 2455 Fox Mill Road (Deadline 2/27/04)

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**PUBLIC HEARINGS:**

RZ 2003-SP-044 – GURHAN DEMIRKAN

NO SPEAKERS

**FAIRFAX COUNTY PLANNING COMMISSION  
MEETING AGENDA  
Thursday, January 29, 2004**

*Posted: 10/8/03  
Revised: 1/14/04*

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

**DUE TO THE NUMEROUS CASE DEFERRALS,  
THE PLANNING COMMISSION MEETING  
SCHEDULED FOR JANUARY 29, 2004,  
HAS BEEN CANCELLED.**

**All items previously scheduled for public hearing and/or decision  
by the Planning Commission on January 29, 2004,  
have been rescheduled as indicated below.**

**ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ/FDP 2003-PR-043	Van Metre Land Limited Partnership	C. Lewis	P/H to 3/25/04
RZ/FDP 2003-DR-031 (Moved from 12/4/03)	Winchester Homes, Inc.	C. Belgin	P/H to 2/26/04
SE 2003-PR-026	Safeway, Inc.	C. Belgin	P/H to 2/5/04
RZ 2003-HM-042	Robert A. Young of Tysons 89, LLC	P. Braham	P/H to 5/13/04